

002.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

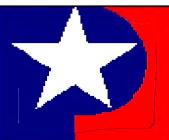
845,000 / 845,000

USE VALUE:

845,000 / 845,000

ASSESSED:

845,000 / 845,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
100		FAIRMONT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BEGOT AURELIEN &	
Owner 2: ZIMMERMAN LARA E	
Owner 3:	
Street 1: 100 FAIRMONT STREET	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

**PREVIOUS OWNER**

Owner 1: CARNEY JOHN A -	
Owner 2: -	

Street 1: 98 RICHFIELD ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

**NARRATIVE DESCRIPTION**

This parcel contains 5,016 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Conc. Block Exterior and 1408 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5016		Sq. Ft.	Site		0	80.	1.14	1									456,384						456,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	5016.000	388,600													1955
Total Card	0.115	388,600								Entered Lot Size					GIS Ref
Total Parcel	0.115	388,600								Total Land:					GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	600.14		/Parcel:	600.1			Land Unit Type:					Insp Date
															01/23/09

195!	USER DEFINED	
Prior Id # 1:	1955	
Prior Id # 2:		
Prior Id # 3:		
PRINT	Date Time	
12/10/20	16:03:08	
LAST REV	Date Time	
11/20/17	14:40:07	
danam		
PAT ACCT.	195	
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

**SALES INFORMATION**

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
CARNEY JOHN A,	1453-16	5/20/2014	Change>Sale
FRANCO FRANCIS	1444-62	10/28/2013	Estate/Div
FRANCO FRANCIS	1123-406	2/25/1994	
			100
			No No F

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2017	1368	Porch	38,000	C				add deck to frnt e
1/8/2014	13	Heat App	13,000	C				
12/5/2013	1771	Manual	70,000	O				

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/14/2015	SQ Returned	MM	Mary M
5/14/2014	External Ins	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
2/7/2014	Info Fm Prmt	EMK	Ellen K
1/23/2009	Meas/Inspect	294	PATRIOT
10/12/1999	Inspected	264	PATRIOT
9/24/1999	Mailer Sent	163	PATRIOT
9/24/1999	Measured	163	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	15 - Old Style			Full Bath:	1	Rating:	Very Good	BK; 683 PG; 106 648-2598 STOVE UP STAIRS NOT WORKING ON HOOKED UP.				EFP (16)	EFP (25)	~5	EFP		
Sty Ht:	2 - 2 Story			A Bath:	1	Rating:	Very Good					16	5	5	-EFP (5)		
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:						11	11				
Foundation:	2 - Conc. Block			A 3QBth:		Rating:						19	2		EFP (22)		
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	21 - Conc. Block			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	4 - Flat			<b>OTHER FEATURES</b>													
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:	Very Good										
Color:	CREAM			A Kits:		Rating:											
View / Desir:				Fpl:		Rating:											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	C+ - Average (+)			<b>CONDOS INFORMATION</b>													
Year Blt:	1925	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall:	2 - Plaster			Functional:				Interior:	1	7	3						
Sec Int Wall:		%		Economic:				Additions:									
Partition:	T - Typical			Special:				Kitchen:									
Prim Floors:	4 - Carpet			Override:				Baths:									
Sec Floors:	5 - Lino/Vinyl	20	%	Total:	4.6	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	130.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.35000002			General:	1	7	3						
Electric:	3 - Typical			Const Adj.:	0.92795640			<b>COMPARABLE SALES</b>									
Insulation:	2 - Typical			Adj \$ / SQ:	162.856			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	90495												
Heat Fuel:	2 - Gas			Grade Factor:	1.10												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	407369												
% Com Wall		% Sprinkled:		Depreciation:	18739				Juris. Factor:		Before Depr:	179.14					
				Depreciated Total:	388630				Special Features:	0	Val/Su Net:	146.59					
									Final Total:	388600	Val/Su SzAd:	275.99					
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:								Serial #:									
SPEC FEATURES/YARD ITEMS								Year:									
								Color:									
<b>PARCEL ID</b> 002.0-0005-0005.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
<b>IMAGE</b> AssessPro Patriot Properties, Inc																	